



Saltzman & Co
Estate Agents

£370,000
10 Ostlers Gate, Droylsden, Manchester, Lancashire, M43
7EU



- THREE BEDROOM
- FAMILY LOUNGE
- MODERN KITCHEN
- UTILITY AREA
- ENSUITE SHOWER
- LEASEHOLD 965 YEARS REMAIN
- EPC TBC

- LINK DETACHED
- DINING AREA
- CONSERVATORY
- GARAGE
- FAMILY BATHROOM
- COUNCIL TAX C
- uPVC DG & GCH



**** FAMILY BUYERS DO NOT MISS OUT ** THREE BEDROOMED LINKED DETACHED ** ENSUITE TO MASTER BEDROOM ** CONSERVATORY ** DRIVEWAY AND GARAGE ** POPULAR RESIDENTIAL LOCATION **** **Saltsman & Co Estate Agents are delighted to welcome to the open market this attractive three-bedroom link-detached family home, ideally positioned within one of Droylsden's most highly regarded residential locations.**

Perfectly suited to modern family living, this well-maintained property offers generous and versatile accommodation throughout, together with excellent outdoor space and the considerable advantage of being just moments from the beautiful **Daisy Nook Country Park**. With its scenic walks, open countryside and extensive green spaces close at hand, this is an enviable location for families and those who enjoy having nature right on their doorstep. This property has been carefully cared for by its current owners and is presented in a condition that allows a new owner to move straight in, while offering the opportunity to add their own personal style and make this wonderful house their home. The location is a particular highlight, combining a peaceful and well-established residential setting with excellent access to everyday amenities, highly regarded schools including the **Outstanding Laurus Ryecroft Secondary School**, and superb transport connections. The popular Manchester City Centre Metrolink provides convenient access into the city, whilst Manchester's motorway network is also readily accessible, making this an excellent choice for commuters. Internally, the accommodation briefly comprises an entrance vestibule, spacious lounge, dining area, fitted kitchen, conservatory and useful utility area to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, together with a family bathroom. Externally, the property continues to impress. To the front is a low-maintenance garden, laid principally to lawn, together with a driveway providing off-road parking and access to the garage. To the rear is a particularly appealing enclosed family-sized garden, featuring a paved patio, generous lawned area and established planted and shrub borders, creating an excellent space for children to play, entertaining and enjoying the warmer months. **A superb family home in a highly sought-after location, with Daisy Nook Country Park practically on the doorstep, excellent schooling and outstanding transport links all close by. Early viewing is highly recommended to fully appreciate the position, accommodation and family appeal this property has to offer.**

ENTRANCE Double glazed front entrance door providing access into the entrance vestibule. Radiator, cloak area for useful coat storage space. Light point. Door providing access to lounge.

LOUNGE 14'86 x 13'58 uPVC double glazed window to the front elevation with radiator beneath. Feature fire with attractive surround and hearth. Light and power points. Stairs providing access to all first floor accommodation and opening to dining area.

DINING AREA 9'87 x 7'44 Radiator, spotlights to ceiling, and power points. uPVC double glazed patio doors providing access to the conservatory. Opening to kitchen.

KITCHEN 9'55 x 8'14 uPVC double glazed window to the rear elevation with sink and drainer beneath. Fitted with a comprehensive range of wall and base units with a complementary work surface over, with inset Smeg induction hob and extractor above. Integrated Smeg double oven, integrated fridge freezer and washing machine. Protected to splashback areas and tiled floor. Spotlights to ceiling and power points.

CONSERVATORY 14'69 x 12'65 uPVC double glazed and brick built construction. Radiator x 2, Karndean flooring, light and power points. uPVC double glazed doors providing access to the rear garden.

UTILITY AREA 8'42 approx x 7'16 approx Electric wall heater and space for dryer. uPVC double glazed door providing access to the rear garden.

GARAGE The garage is accessed via an up and over door with light and power points. The rear of the garage is partitioned at the rear to create a utility area.

LANDING Access to bedrooms and bathroom. Fitted storage cupboard. Loft hatch accessed via a pull down ladder. ashton old roadLight and power points.

BEDROOM 13'37 x 8'25 uPVC double glazed window with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

ENSUITE uPVC double glazed window, enclosed shower cubicle and hand wash basin. Tiled to walls and tiled to floor. Light point.

BEDROOM 10'02 x 8'25 uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM 8'02 x 6'15. uPVC double glazed window with radiator beneath. Kardean flooring, light and power points.

BATHROOM 6'6 x 6'14 uPVC double glazed window. Panel bath with mixer tap shower, low level wc, and pedestal hand wash basin. Tiled to walls and tiled to floor. Wall mounted heated chrome towel rail and light point.

OUTSIDE To the front of the property is a low maintenance garden with area laid to lawn, with driveway providing off road parking and access to garage. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn, with plant and shrub borders.

